

Morgan Creek Homeowners' Association

P.O. Box 52 Black Diamond, WA 98010-0052

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FEBRUARY 2007

ANNUAL HOA MEETING

MC Annual HOA meeting will be held on Monday, March 12th at 7pm @ Black Diamond Community Center. This is your chance to listen to & be heard by fellow neighbors and the board. Our recent meetings have been well attended, informative and productive. **We strongly encourage each household in the neighborhood to be represented by at least one family member at these meetings.**

We have invited Joan Burlingame (a local land use management consultant) employed by the New Life Church to talk about the church camp project going in next door (to the north of MC), as well as people from The Yarrow Bay Group who are developing a number of large parcels in and around Black Diamond. Bring all of your questions about growth, development and building plans for our area so that these people can address, if possible, many of the concerns that we all have about these projects.

The board will present the adopted 2007 budget along with discussion on a possible "special assessment" for the future replacement of the Ravensdale-Black Diamond Rd fence (see survey below). Other topics will include MC Earth Day/Neighborhood Spring Cleaning event on 4/21, what we can do about the speeding in our neighborhood, and a survey from homeowners of projects to tackle.

This is also the annual meeting at which homeowners can volunteer to participate and vote to replace/join current members of the board. If you wish to nominate a fellow homeowner or yourself to serve on the board, you and the nominee must be present at this meeting. We will be losing a couple of our Members at Large this year, but, Each of our current board officers have expressed the intention to continue serving in their current capacities for the upcoming year (per CC&Rs) unless the majority vote of the homeowners present for this meeting dictates otherwise. We are currently operating without benefit of a Vice President.

New Neighbors North of MC

As we informed most of you last month (via e-mail), we have been in contact with representatives of the New Life Church. They have purchased a 90 acre parcel of land to the north of Morgan Creek just off of hwy 169. Another parcel to our north, off of Ravensdale-Black Diamond Rd., has been sold to a developer who plans to built homes on this 200 acre parcel. Both of these projects will greatly impact the residents of Morgan Creek. The board is trying to arrange for representatives of these projects to speak at the general mtg. on 3/12. **Please attend this meeting** to get the real run-down on planned development for our area.

PARKING....THANK YOU!!!

There has been less of a demand on the board to enforce the CC&R regarding parking and storage of vehicles and RVs. We appreciate the help and cooperation of all homeowners in this matter. Please remember that parking trailers, RVs, and cars on the street is prohibited by our CC&Rs because it poses a safety threat as well as making the streets unsightly for all of us and our guests. A big **thank you** to everyone for your help in keeping our neighborhood livable!!

REPORT TARGET SHOOTING PLEASE.....

We must continue to report sounds of shooting from the unauthorized shooting area on the property to the north of Morgan Creek. If you are calling, be very firm about requesting a response and ask that they call you back after the deputies have responded with a report. We can even request an arrest of violators!

***To report shooting please contact the KING COUNTY SHERIFF'S
non-emergency number 206-296-3311.***

They will ask where the shooting is taking place...it is north of Morgan Creek.

The Holidays are over!!! Therefore, it is time to remove all outside Christmas decoration and lighting from the front of your home. If you still have holiday decorations in your yard, or lights hanging from your eaves, please remove them promptly.

Please evaluate the security of your garbage and recycling cans/lids when placing them out for pick-up. If your can's get blown over or animals raid your trash, **it is your responsibility to pick up ALL** of the scattered garbage and retrieve the can(s) as quickly as possible. Your neighbors or other homeowners should not have to pick up after you or walk or drive through your household debris. Secure lids with bungee cords if necessary (Waste Mgmt 's personnel must be able to access and dump cans easily). The MCHOA Board and Waste Mgmt. suggest waiting until the morning of pick-up to place your cans at the curb. Evaluate the size of the can you are using and upgrade to a more appropriate sized trash or recycle can if needed (overfull cans can be a headache for you and for the personnel picking up the trash). Contact Allied Waste/Waste Mgmt. regarding cost of upgrades-you may be surprised that you can upgrade at no extra charge!!

**REMEMBER Morgan Creek SPEED LIMIT IS
25 M.P.H.**

Please remind all drivers in your household!

NOTE FROM THE BOARD:

The best way to get your ideas, thoughts, complaints and comments heard by the board is to send us an E-MAIL! Your Morgan Creek HOA officers of the board monitor the emails constantly. We love to hear from homeowners and consider all HOA members our eyes and ears to what goes on in and around Morgan Creek. We cannot possibly be aware of everything that happens in the neighborhood. If it is significant to you, it is probably significant to all of us! Thank you for helping us keep in touch and for providing constant input on things that affect all of our daily lives. Our neighbor Chris Hopkins has built and is maintaining an exceptional web-site (www.morgancreekhwa.com). Please use this site to view postings and information on issues pertinent to the neighborhood.

As Spring Approaches—we will all want to enjoy the improving weather and the chance to be outdoors in our yards or around the neighborhood. We want to remind all pet owners to please monitor the activity of your animals at all times. Pets must be on leashes when walking in the neighborhood. NO pets (dogs, cats or other) should be allowed to roam free (this is prohibited by the CC&Rs and city of Black Diamond and King County Ordinances). Pet owners are responsible to remove pet waste (including cats!) from yards and common areas of MCHOA as well as the city streets and sidewalks. It is also the responsibility of dog owners to be sure that your dog(s) is not barking constantly. You must be aware of their activity, even if you are gone all day. Dogs left in garages or fenced back yards, that bark at passing pedestrians or cars or that bark constantly because they are lonely or bored, are considered a nuisance and in violation of city noise ordinances as well as MC CC&Rs. Please take appropriate steps to monitor and alter any offensive activity by

your household pets. Remember that we all love and understand our own animals, but, not everyone else does! *(Also, a note to all-please do not feed raccoons or squirrels or other wild animals in the neighborhood.)*

Please fill out and return this survey by mail to:

MCHOA Board

PO BOX 52

Black Diamond, WA 98010

Or email a response to morgancreekhoa@hotmail.com

The board would appreciate having some input prior to our March 12 general meeting so that we can present some of the results for consideration by the homeowners present. If you cannot return the survey prior to this date, please respond via email or bring it with you to the meeting!

2007 Morgan Creek Survey Projects/ideas/comments

The board would like to know how you want your dues spent. Please list from 1 -3 (#1 being most important), the projects you would like to see done or issues you think need to be addressed in Morgan Creek. This is a survey for the board to be able to get ideas and prioritize them. We need to know what is most important to all homeowners and will direct resources to accomplishing those things or addressing those issues that a majority of homeowners would like to see done or that impact the biggest number of homeowners.

1.

2.

3.

The HOA needs to prepare for the replacement of the fence along Ravensdale-Black Diamond Rd. The board has discussed several ideas; please let us know what you think by circling your preference.....

Option 1 – special assessment spread over 3 years to each homeowner and placed in a separate savings account specifically designated for this project as the monies are collected. Our current cost estimate for this project is approximately \$25,000.00. The annual amount due by each household based on this cost and spread out over a 3year period would be approximately \$65.00/yr/home or a little over \$5.00/mo/household.

Option 2 – one time special assessment at the time of replacing the fence. Based on an estimated replacement cost of \$25,000.00 (which could be higher in 3-4 yrs.) the anticipated assessment to each household and due immediately at the time this project would need to proceed would be approximately \$195.00.

Option 3- (please give us your suggestions)

